



# PLANNING AND ZONING COMMISSION

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## MINUTES PLANNING & ZONING COMMISSION THURSDAY JUNE 18, 2020 REGULAR MEETING 7:00 P.M.

*To Be Held by remote technology as authorized by Executive Orders 7B and 7I.*

Commissioners Present: C. Andres, F. Russo, J. Vaiuso, J. Chadwick, P. Higgins, M. Palluzzi  
Commissioners Absent: J. Lust  
Staff Present: H. Smith- Town Planner, K. Piazza- Asst. Town Planner, M. Martin- Clerk

Chairperson Andres introduced the Commission and the Staff.  
K. Piazza reviewed the rules for the (zoom) meeting.  
Chairperson Andres reviewed the public hearing procedures.

### PUBLIC HEARINGS:

1. Matt & Lisa Pasco-Applicant & Owner  
25 Fenway Road  
Special Exception & Coastal Site Plan - for grading for installation of flood ports and retaining wall for an existing single family home located at 25 Fenway Road.  
**Application #20-5.1**  
**A/R 6/4/20, PH set for 6/18/20**

J. Pretti (Criscuolo Engineering) represented the applicant explaining this project is before the Commission for the grading for the installation of flood ports, removal of the existing retaining walls and the rear porch.

K. Piazza reviewed the Staff Report and the Commission asked a few questions.

### PUBLIC INPUT:

1. Doug Sheridan (29-33 Fenway Rd.) asked about existing trees. He reviewed that the applicant is changing the screened in porch to a permanent porch. He stated he wanted to do the same thing to his house a few years ago and was denied.
2. Matt Pasco (Applicant) spoke of the porch noting this is preexisting and not new.
3. Lisa Pasco (Applicant) said they want to keep the house modest in size and keep the trees. They want to make it more livable since it is only 900 sq. feet.

Chairperson Andres closed the Public Hearing.

2. Russo Real Estate, LLC  
c/o Keith Russo- Applicant & Owner  
58 East Industrial Road

Special Exceptions – for new Contractor’s Business & Storage Yard and Grading & Earth Removal

**Application # 20-5.2**

**A/R 6/4/20, PH set for 6/18/20**

**Chairperson Andres opened the Public Hearing and Tabled the item to the July 2 Commission meeting per the Applicants request.**

**RETURN TO TABLE:**

3. Matt & Lisa Pasco-Applicant & Owner  
25 Fenway Road  
Special Exception & Coastal Site Plan - for grading for installation of flood ports and retaining wall for an existing single family home located at 25 Fenway Road.  
**Application #20-5.1**  
**A/R 6/4/20, PH set for 6/18/20**

Commissioner F. Russo was seated for Commissioner J. Lust who was absent.

**M. Palluzzi made the motion to approve the application with the Findings and Conditions below:**

**FINDINGS:**

- 1) Subject to compliance with the conditions listed below, the Commission finds, based on the testimony and application materials presented, that the proposed use of the property is consistent with the Special Exception Criteria.
- 2) This application is found to be consistent with the goals and policies of the Coastal Area Management Act (CGS Section 22a-92) and incorporates any conditions and modifications necessary to mitigate adverse impacts on coastal resources and any future water dependent activities

**CONDITIONS:**

- 1) Upon completion of any earth moving activity, a final as-built plan, prepared and sealed by a Connecticut-licensed land surveyor and in sufficient detail to demonstrate compliance with the approved permit, shall be submitted to the Town Engineer for approval.
- 2) Prior to the start of construction erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project.
- 3) Prior to the issuance of a Zoning Permit or the authorization for the issuance of a building permit, the following Site Plan revisions shall be addressed to the satisfaction of the Zoning Enforcement Officer or other staff as indicated:
  - a. Provide a revised site plan depicting existing trees and specifically identifying those trees proposed for preservation along with appropriate tree protection measures as determined by section 6.3.C.

- b. Retaining wall dimensions shall be provided per section 6.13.C(7)
  - c. The site plan shall be updated to depict required retaining wall landscaping per section 6.13.C (11).
  - d. Stormwater drainage improvements and any plans and calculations required by the Town Engineer to eliminate any post-development increase in stormwater runoff from the site due to an increase of impervious surface associated with proposed structures including the parking area, etc. or a demonstration satisfactory to the Town Engineer that the proposed construction will not result in any post-development increase in stormwater runoff. Any needed plans and calculations or demonstration shall be prepared by a professional engineer licensed to practice in the State of Connecticut.
  - e. Provide a written response and corresponding site plan amendments in response to any outstanding concerning raised by the Town Engineer per section 9.8.D (3).
- 4) Damage to any significant tree shall be repaired by a Connecticut licensed arborist.
- 5) Any significant tree marked for preservation that is removed or damaged beyond satisfactory repair shall be replaced with a sufficient number of trees of the same or similar species as approved by the Commission so that the combined caliper measurements of the replacement trees shall equal or exceed the caliper measurement of the significant tree that was removed or damaged.

**F. Russo seconded the motion which passed unanimously.**

**MINUTES: 4/2/20 & 6/04/20**

**F. Russo made a motion to approve the 4/2/20 meeting minutes as written.**

**J. Chadwick seconded the motion which passed unanimously.**

**J. Vaiuso made a motion to approve the 6/4/20 meeting minutes as written.**

**J. Chadwick seconded the motion which passed unanimously.**

**CORRESPONDENCE:**

Correspondence from Ct. Siting Council re: antenna swap and upgrades at 150 North Main Street.

Letter from Shirley McCarthy and other residents re: species extinction and expressing desire to use zoning regulations to foster use of native species in landscaping.

**OLD BUSINESS:**

1. Statewide Development LLC,  
c/o Robert Pesapane-Applicant & Owner  
41 Brainerd Road  
4 Lot Resubdivision  
**Application #20-4.3**  
**A/R 6/4/20, PH to be set**

**The Commission delegated the setting of the date for the Public Hearing to the Chairperson and staff.**

2. Tidal Basin, LLC. c/o Edward Crowley-Applicant & Owner  
4-6 Indian Neck Avenue  
Site Plan Modification & Coastal Site Plan- Residential Development as a use in place of an approved hotel use  
**Application #20-5.3**  
**A/R 6/4/20, TABLED to 7/2/20**
  
3. Tidal Basin, LLC., c/o Edward Crowley-Applicant & Owner  
4-6 Indian Neck Avenue  
PDD Modification/Master Plan Amendment- Residential Development as a use in place of an approved hotel use  
**Application #20-5.4**  
**A/R 6/4/20, PH set for 7/2/20**
  
4. Mariners Landing, LLC,c/o Sal Marottoli-Applicant  
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner  
60 Maple Street  
Site Plan & Coastal Site Plan- Mixed Use Development  
**Application # 20-6.1**  
**A/R 6/4/20, TABLED to Public Hearing date for App. #20-6.2 & # 20-6.3**
  
5. Mariners Landing, LLC,c/o Sal Marottoli-Applicant  
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner  
60 Maple Street  
3 Lot Resubdivision  
**Application # 20-6.2**  
**A/R 6/4/20, PH to be set**

**The Commission delegated the setting of the date for the Public Hearing to the Chairperson and staff.**

6. Mariners Landing, LLC,c/o Sal Marottoli-Applicant  
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner  
60 Maple Street  
PDD Modification/Master Plan Amendment- Mixed Use Development  
**Application # 20-6.3**  
**A/R 6/4/20, PH to be set**

**The Commission delegated the setting of the date for the Public Hearing to the Chairperson and staff.**

**NEW BUSINESS:**

1. Yale University-Applicant & Owner  
Horse Island  
Special Exception- Expansion of a Special Exception Use  
**Application # 20-6.4**

**To be A/R, PH to be set**

This application was recently submitted.  
The Commission delegated the setting of the date for the Public Hearing to the Chairperson and staff.

**OTHER BUSINESS:**

1. Discussion- Interpretation of Section 7.12B

Attorney Perito was not present. This item will be discussed at a future meeting.

2. Discussion- Need for a peer review of Traffic Study for Mariner's Landing-  
60 Maple Street Application

H. Smith noted that the Traffic Study that was submitted was based on one that was submitted for prior approvals.

He reminded the Commission they have the opportunity to ask for a Peer Review of the Traffic Study if they feel it's needed. He mentioned that the study is missing a few items such as recent traffic counts (or software estimates of them), pedestrian circulation, and inclusion of the hotel approved for 4-6 Indian Neck Avenue. H. Smith also noted that the TOD study (part of the POCD) recommended the provision of traffic calming for the existing, older residential development in the TOD study area north and west of this PDD.

The Commission discussed this question and the need to address the missing items and traffic calming. They agreed that the applicant should revise the study to include the missing items they discussed.

3. Bond Release – 906 West Main Street

H. Smith explained the Asst. Town Planner and the ZEO looked at the site and realized the lot striping and the landscaping do not conform to the site plan. They do not recommend release of the bond at this time.

4. Planner's Report

The Board of Selectman approved a resolution at the prior nights meeting to make an application to the Dept. of Housing to secure grant money for the preparation of the Affordable Housing Plan. The Affordable Housing Plan requirement has been in effect since 2017 and was discussed during the POCD process.  
He will keep the Commission informed about the progress of the grant application.

The meeting adjourned at 8:16 p.m.